123.0	0001	0011.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,133,400 / 1,133,400
					USE VALUE:	1,133,400 / 1,133,400
					ASSESSED:	1,133,400 / 1,133,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VINSON JONATHAN M
Owner 2:	COHEN MARCI A
Owner 3:	
Street 1:	4 KENSINGTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CASEY ELIZABETH ANN -
Owner 2:	-
Street 1:	4 KENSINGTON PK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,391 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Brick Veneer Exterior and 3005 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7391.000	555,800		577,600	1,133,400
Total Card	0.170	555,800		577,600	1,133,400
Total Parcel	0.170	555,800		577,600	1,133,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.17 | /Parcel: 377.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 79319
GIS Ref:
GIS Ref:
Insp Date: 10/27/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 123.0-0001-0011.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	555,400	0	7,391.	577,600	1,133,000	1,133,000	Year End Roll	12/18/2019
2019	101	FV	418,200	0	7,391.	609,600	1,027,800	1,027,800	Year End Roll	1/3/2019
2018	101	FV	388,300	0	7,391.	449,200	837,500	837,500	Year End Roll	12/20/2017
2017	101	FV	388,300	0	7,391.	430,000	818,300	818,300	Year End Roll	1/3/2017
2016	101	FV	388,300	0	7,391.	397,900	786,200	786,200	Year End	1/4/2016
2015	101	FV	379,000	0	7,391.	333,700	712,700	712,700	Year End Roll	12/11/2014
2014	101	FV	379,000	0	7,391.	326,000	705,000	705,000	Year End Roll	12/16/2013
2013	101	FV	379,000	0	7,391.	310,600	689,600	689,600		12/13/2012

!9571!

PRINT

Date	Time
12/11/20	00:01:52

LAST REV

Date	Time
09/04/19	08:50:42
danam	
9571	

USER DEFINED

Prior Id # 1:	79319
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASEY ELIZABETH	51100-191		4/29/2008		676,000	No	No		
	9181-427		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2019	479	Redo Kit	41,500	C				
6/17/2016	827	Add Bath	32,000					add bath -bsmnt
5/31/2016	691	Heat App	4,000					2 zone HVAC sys
7/17/2008	784	New Wind	46,793					
11/22/2006	1022	Manual	19,000			G8	GR FY08	remove replace fr
9/14/2006	772	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2017	Inspected	PH	Patrick H
8/29/2017	MEAS&NOTICE	HS	Hanne S
11/22/2008	Meas/Inspect	189	PATRIOT
12/2/1999	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	264	PATRIOT
8/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7391		Sq. Ft.	Site		0	90.	0.87	10									577,558						577,600	

Total AC/HA: 0.16967 | Total SF/SM: 7391 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 577,558 | Spl Credit | Total: 577,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13165140
Const Adj.:	1.02979398
Adj $ / SQ:	145.671
Other Features:	114554
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	682745
Depreciation:	126990
Depreciated Total:	555754

COMMENTS

SCUTTLE HOLE. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

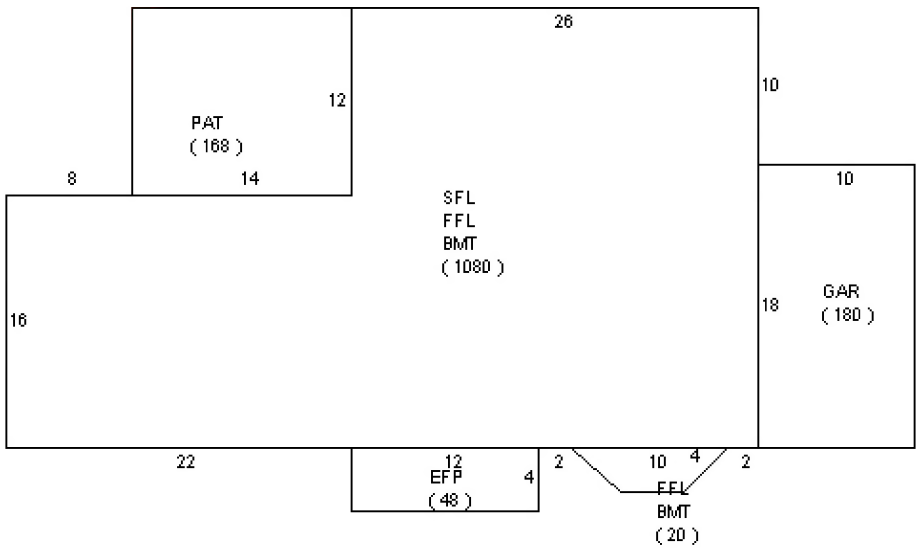
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	193.74
Special Features:	0	Val/Su Net:	151.20
Final Total:	555800	Val/Su SzAd	254.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	65.010	71,506
FFL	First Floor	1,100	145.670	160,238
SFL	Second Floor	1,080	145.670	157,325
GAR	Garage	180	29.750	5,355
PAT	Patio	168	4.620	775
EFP	Enclos Porch	48	74.760	3,589

Net Sketched Area:	3,676	Total:	398,788
Size Ad	2180	Gross Are	3676	FinArea	3005
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X8	A	AV	2000	0.00	T	15.2	101						

PARCEL ID

123.0-0001-0011.B

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	